

045.0

0004

0007.A

Map

Block

Lot

1 of 2

Commercial

CARD

ARLINGTON

APPRAISED:

5,455,800 /

Total Card / 7,615,000

USE VALUE:

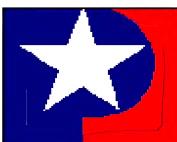
5,455,800 /

Total Parcel 7,615,000

ASSESSED:

5,455,800 /

7,615,000


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
473-503		MASS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: AKBARIAN MOHAMMED MD	
Owner 2: ARLINGTON FINANCE TRUST INC	
Owner 3:	

Street 1: P.O. BOX 724	
Street 2:	

Twn/City: WINCHESTER	
St/Prov: MA	Cntry
Own Occ: N	

Postal: 01890	Type:
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PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION	
This parcel contains .895 Sq. Ft. of land mainly classified as Comm. / Res. with a Comm. Block Building built about 1960, having primarily Brick Exterior and 31313 Square Feet, with 17 Units, 5 Baths, 0 3/4 Bath, 10 HalfBaths, 16 Rooms, and 8 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	B3
o	VILLAGE B
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
340	19499.000	2,906,940	2,900	888,050	3,797,890		31860
112	19499.000	769,860		888,050	1,657,910		GIS Ref
							GIS Ref
							Insp Date
							04/27/18

Total Card	0.895	3,676,800	2,900	1,776,100	5,455,800	Entered Lot Size
Total Parcel	0.895	5,836,000	2,900	1,776,100	7,615,000	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	174.24	/Parcel: 155.00	Land Unit Type:

Parcel ID	045.0-0004-0007.A
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PREVIOUS ASSESSMENT	
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Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	031	FV	5,836,000	2900	38,998.	1,776,100	7,615,000		Year end	12/23/2021
2021	031	FV	5,836,000	2900	38,998.	1,745,800	7,584,700		Year End Roll	12/10/2020
2020	031	FV	5,740,600	2900	38,998.	1,715,600	7,459,100	7,459,100	Year End Roll	12/18/2019
2019	031	FV	4,899,800	3000	38,998.	1,614,700	6,517,500	6,517,500	Year End Roll	1/3/2019
2018	031	FV	4,825,000	3000	38,998.	1,412,800	6,240,800	6,240,800	Year End Roll	12/20/2017
2017	031	FV	4,587,200	3000	38,998.	1,110,100	5,700,300	5,700,300	Year End Roll	1/3/2017
2016	031	FV	4,587,200	3000	38,998.	1,110,100	5,700,300	5,700,300	Year End	1/4/2016
2015	031	FV	4,094,600	3100	38,998.	1,009,200	5,106,900	5,106,900	Year End Roll	12/11/2014

SALES INFORMATION	
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Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	14650-40		6/1/1982		1,200,000	No	No	Y	

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